



Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

Roll # 1536-010-101-05400
(Dingwall)
Application #ZA-06-24

Notice of the Passing of Zoning By-Law

Take Notice That the Council of the Corporation of the Township of North Kawartha passed By-Law #2024-0043, being a by-law to amend Comprehensive Zoning By-law #26-2013, as amended, on the 17th day of September, 2024, under Section 34 of the Planning Act, Statutes of Ontario 1990, Chap. P. 13.

Three written submissions and one oral submission in support of application #ZA-06-24 were received and formed considerations in Council's decision to approve the application.

An explanation of the purpose and effect of the By-law describing the lands to which the By-law applies, and key map showing the location of the lands to which the By-law applies, are attached. The complete By-law is available for inspection in the office of the Clerk at the Municipal Office, Administration Building, during regular office hours (Monday to Friday 9:00 a.m. to 4:30 p.m.).

And Take Notice That the applicant may appeal to the Ontario Land Tribunal in respect to the By-law by filing with the Clerk of the Corporation of the Township of North Kawartha not later than the 8th day of October, 2024. The notice of appeal must set out the objection to the By-law and the reasons in support of the objection, and be accompanied by a certified cheque or money order in Canadian Funds payable to the Minister of Finance in the amount of \$1,100.00 which represents the Tribunal's fee. The Tribunal may reduce appeal fees to \$400.00 for eligible appellants. A request for reduced fees must be made at the time of filing the appeal. Forms and further details regarding fees and how to file an appeal are available on the Ontario Land Tribunal website: <https://olt.gov.on.ca/appeals-process/>.

The Planning Act, as amended, provides that only the applicant, Minister of Municipal Affairs and Housing, and the registered owner of any land to which the by-law would apply, specified persons, or public bodies who made oral submissions at a public meeting or written submissions to the Council prior to the By-law being passed are entitled to appeal decisions of Council regarding amendments to the Zoning By-law.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at the Township of North Kawartha this 18th day of September, 2024.

Connie Parent, Clerk



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Purpose and Effect: The proposed amendment upon coming into force and effect, would serve to amend By-Law #26-2013 to facilitate the redevelopment of the property in the form the reconstruction and expansion of an existing legal non-complying dwelling having an area of 160.5 square metres (1,728 square feet) and a height of 10 metres (33 feet), as well as a new detached private garage having an area of 83.2 square metres (895 square feet) and a height of 8.23 metres (27 feet). The proposed amendment would amend By-law #26-2013 as follows:

1. To permit the reconstruction and expansion of a legal non-complying dwelling at a high-water mark setback of 22.71 metres (74.5 feet) whereas Section 6.2 (k) otherwise requires new buildings to have a minimum high-water mark setback of 30 metres (100 feet) and Section 3.30 (c) requires expansions/enlargements to existing legal non-complying dwellings to conform to the provisions of Section 3.18.
2. To permit the reconstruction and expansion of a legal non-complying dwelling located between 15 and 30 metres (50 and 100 feet) from the high-water mark to result in a 3.1-metre (10.2-foot) height increase whereas Section 3.18 (b) (iii) otherwise limits the permitted height increase of such buildings to 2.4 metres (8 feet).
3. To permit a detached private garage to have a height of 8.23 metres (27 feet) and two storeys whereas Section 3.1 (d) limits the height of such structures to 7.3 metres (23.9 feet) and one and one half storeys.
4. To permit a private detached garage having a height exceeding 4.9 metres (16 feet) to have a minimum rear yard and minimum northeastern interior side yard of 3.05 metres (10 feet) whereas Section 3.1 (h) (vi) otherwise requires such structures to have minimum rear and interior side yards of 4.5 metres (15 feet).
5. To permit a maximum accessory lot coverage of 5.9% of the total lot area whereas Sections 3.1 (d) (i) and 6.2 (f) (i) otherwise limit maximum lot coverage for accessory buildings, structures, and uses to 5% of the total lot area.
6. To permit a bunkhouse located on an upper storey of a detached private garage to have an area of 62.4 square metres (672 square feet) whereas Section 6.2 (d) otherwise limits the maximum permitted area for a bunkhouse to 37 square metres (400 square feet).
7. To permit development which is noncompliant with the applicable provisions of the Zoning By-law on an existing undersized lot whereas Section 3.18 (c) otherwise requires development on such lots to be compliant with the applicable provisions of the Zoning By-law.

All other provisions in all other respects as set out in the General Provisions and the Provisions of the Shoreline Residential (SR) Zone shall apply and be complied with as identified in By-law #26-2013.

Key Map

Application # ZA-06-24

Part of Lot 16, Concession 10, Chandos Ward

39 Hemlock Point Road

Roll # 1536-010-101-05400

